

MEMORANDUM

April 17, 1975

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert T. Kenney, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing date: 4/29/75

Petition No. Z-3296
Allesandro Falconi
38-50 Talbot Avenue, Dorchester

5,164 square feet of land - local business (L-1) district.

Purpose: Ancillary use of premises for outdoor storage of used cars; erect 10-foot-high chain link fence.

Violations:

Section 8-7. Ancillary outdoor storage of used motor vehicles is forbidden in an L-1 district.

Section 18-7. Height of fence is excessive.

Proposal would accommodate used cars unable to be stored at petitioner's used car facility at 18 Talbot Avenue. Following is recommended: that storage be limited to a maximum of 15 cars; that Nightingale Street entrance-exit be eliminated; that no junk cars be stored; that a planted screen be provided on fencing along Nightingale Street and adjacent residences (50 Talbot Avenue and 104 Nightingale Street); that plans for signs be submitted for design review. Recommend approval with provisos.

VOTED: In reference to Petition No. Z-3296, brought by Allesandro Falconi, 38-50 Talbot Avenue, Dorchester, for a forbidden use and a variance to use premises for ancillary outdoor storage of used motor vehicles in a local business (L-1) district, the Boston Redevelopment Authority recommends approval provided that storage be limited to a maximum of 15 cars; that Nightingale Street entrance-exit be eliminated; that no junk cars be stored; that a planted screen be provided on fencing along Nightingale Street and adjacent residences (50 Talbot Avenue and 104 Nightingale Street); that plans for signs be submitted to the Authority for design review.



Z-3296
38-50 TALOT AVE.
(DOR.)

Board of Appeal Referrals 4/17/75

Hearing date: 4/29/75

Petition No. Z-3297
Franciscan Missionary Sisters for Africa
172 Foster Street, Brighton
near Rogers Park Avenue

Convent - single family (S-.5) district.

Purpose: to change occupancy from convent to convent and nursery school.

Violations:

Section 8-7. A nursery school is conditional in an S-.5 district.

The nursery school would have provisions for 14 children, who would attend only in the morning hours (8:30 a.m.--12:30 p.m.) and would utilize an adjacent playground. A large driveway and adequate parking area would tend to mitigate traffic problems. Recommend approval with proviso.

VOTED: In reference to Petition No. Z-3297, brought by the Franciscan Missionary Sisters for Africa, 172 Foster Street, Brighton, for a conditional use for a change of occupancy from a convent to a convent and nursery school in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval provided that the facility complies with City and State regulations.

Z-3297
172 FOSTER ST.
(BRI.)



Board of Appeal Referrals 4/17/75

Hearing date: 4/29/75

Petition No. Z-3298
Savin Realty Corporation
Joseph H. Paulding (lessee)
116-118 Quincy, 5-9 Dacia, 120 Wayland
Streets, Roxbury

One-story masonry structure - apartment (H-1) district.

Purpose: to change occupancy from garage to auto body repair garage and indoor sale of used cars.

Violations:

Section 9-2. A change in a nonconforming use requires Board of Appeal approval.

Structure was formerly utilized for truck repair and subsequently vacated and vandalized. Following is recommended: that any noise be effectively confined to the structure; that no exterior parking be allowed; that sign plans be submitted for design review; that building access and egress be restricted to Quincy Street. Recommend approval with provisos.

VOTED: In reference to Petition No. Z-3298, brought by Savin Realty Corporation, 116-118 Quincy, 5-9 Dacia, 120 Wayland Streets, Roxbury, for a change of occupancy from garage to auto body repair garage and indoor sale of used cars in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval provided that any noise be effectively confined to the structure; that no exterior parking be allowed; that sign plans be submitted to the Authority for design review; that building access and egress be restricted to Quincy Street.

Z-33298
116 QUINCY ST.
5-9 DACIA ST.
120 WAYLAND ST.
(ROX.)



Board of Appeal Referrals 4/17/75

Hearing date: 4/29/75

Petition No. Z-3299
Paradise Cab Association, Inc.
Joseph H. Paulding
29 Callender Street, Dorchester
near Lauriat Street

One-story masonry structure - residential (R-.8) district.

Purpose: to change occupancy from four-car business repair garage to auto body repair shop garage and accessory parking.

Violations:

Section 7-4. Contrary to previous decision of Board of Appeal.

Section 8-7. An auto body repair shop garage is forbidden in an R-.8 district.

In 1959, the Board of Appeal granted approval for a four-car business garage (taxis) with provisos that repair be limited to the taxis, no auto body work and no exterior parking of repair vehicles. Included in the current petition is a request for exterior parking of repair vehicles.

Proposal is inappropriate and would generate undesirable traffic and congestion in this predominantly residential neighborhood. Attendant noise would be detrimental to surrounding residences. Community has expressed opposition. Recommend denial.

VOTED: In reference to Petition No. Z-3299, brought by Paradise Cab Association, Inc. 29 Callender Street, Dorchester, for a change of occupancy from four-car business repair garage to auto body repair shop garage and accessory parking in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Proposal is inappropriate and would generate undesirable traffic and congestion in the predominantly residential neighborhood. Attendant noise would be detrimental to surrounding residences. Community has expressed opposition.



Z-3299
29 CALLENDER ST
(DOR.)

Board of Appeal Referrals 4/17/75

Hearing date: 5/6/75

Petition No. Z-3300
Eugene J. Arcand
223-229 Brighton Avenue, Allston
at Craftsman Street

One-story masonry structure - general business (B-1) district.

Purpose: to erect one-story addition to automotive parts structure.

Violations:

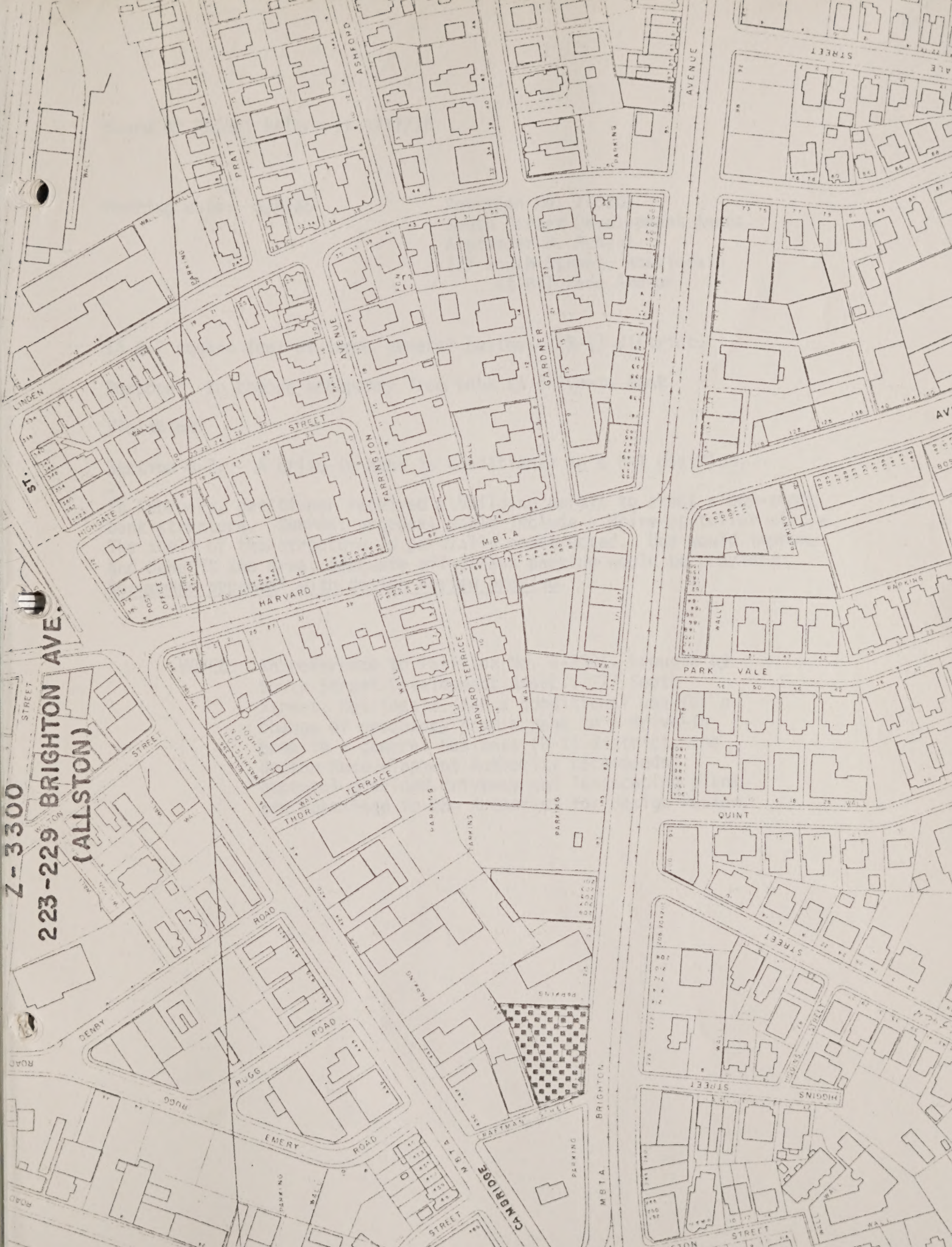
	<u>Required</u>	<u>Proposed</u>
Section 8-6. A change in a conditional use requires Board of Appeal approval.		
Section 20-1. Rear yard is insufficient.	10 ft.	0

The side storage addition, partially constructed, will not adversely affect surrounding commercial area. Yard violation is existing. Recommend approval.

VOTED: In reference to Petition No. Z-3300, brought by Eugene J. Arcand, 223-229 Brighton Avenue, Allston, for a conditional use and a variance to erect a one-story addition to an automotive parts structure in a general business (B-1) district, the Boston Redevelopment Authority recommends approval. Addition will not adversely affect surrounding commercial area.

Z-3300

223-229 BRIGHTON AVE.
(ALLSTON)



6
Board of Appeal Referrals 4/17/75

Hearing date: 5/6/65

Petition No. Z-3301
South Street Development Assoc.
Alexander H. McNeil
777 South Street, Roslindale
at Belgrade Avenue

14,017 square feet of land; general business (B-1) district.

Purpose: to change occupancy from bank to drive-in bank

Violation:

Section 8-7. A drive-in bank is conditional in a B-1 district.

In February, petitioner received a building permit to erect a one-story bank structure. Current proposal would include a drive-up teller window. The shell of the structure is partially constructed. Use would improve and benefit the area; adequate off-street parking would be provided.
Recommend approval with design review proviso.

VOTED: In reference to Petition No. Z-3301, brought by South Street Development Assoc., 777 South Street, Roslindale, for a conditional use for a change of occupancy from a bank to a drive-in bank in a general business (B-1) district, the Boston Redevelopment Authority recommends approval provided driveway and landscaping plans are submitted to the Authority for design review.



Z-3301
777 SOUTH ST.
(ROS.)

Board of Appeal Referrals 4/17/75

Hearing date: 5/6/75

Petition No. Z-3302
Wesley United Methodist Church
1076 Washington Street, Dorchester
near Morton Street

One-story church - residential (R-.5) district.

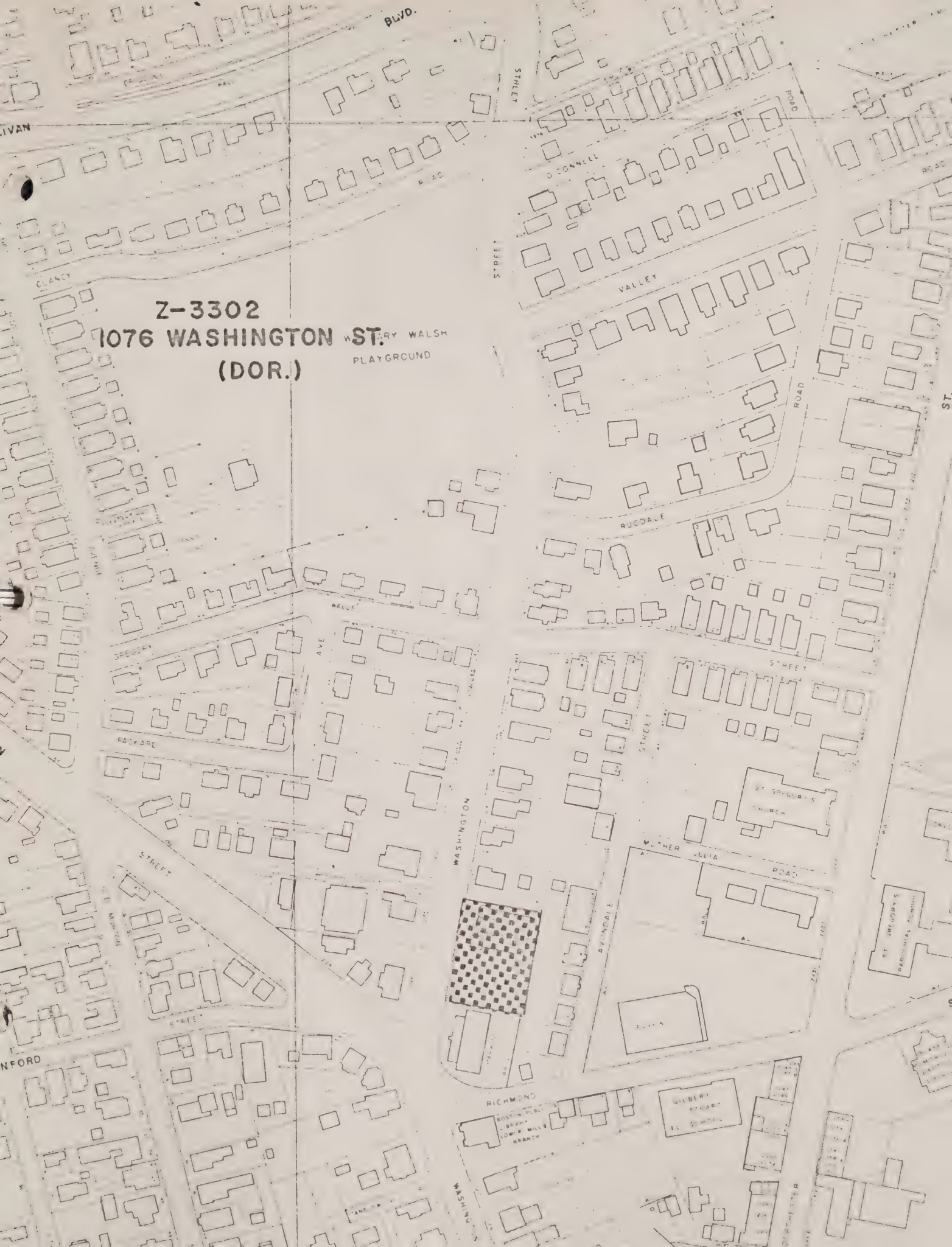
Purpose: to change occupancy from church to church and day care center
for 60 children.

Violation:

Section 8-7. A day care center is conditional in an R-.5 district.

Facility is existing. Parking is provided. There is no apparent adverse
effect on adjacent properties. Recommend approval with proviso.

VOTED: In reference to Petition No. Z-3302, brought by
Wesley United Methodist Church, 1076 Washington
Street, Dorchester, for a conditional use for a
change of occupancy from a church to church and
day care center in a residential (R-.5) district,
the Boston Redevelopment Authority recommends
approval provided the facility complies with
City and State regulations.



Z-3302

1076 WASHINGTON ST.

(DOR.)

WALSH
PLAYGROUND

ST. JOSEPH'S
CHURCH

RICHMOND

ST. JOSEPH'S
CHURCH

Board of Appeal Referrals 4/17/75

Hearing date: 5/13/75

Petition No. Z-3304
Carmine and Angela Vano
8 Adair Road, Brighton
near Faneuil Street

2½-story frame structure - residential (R-.8) district.

Purpose: to change occupancy from one-family dwelling to two-family dwelling.

Violations:	<u>Required</u>	<u>Proposed</u>
Section 8-7. A dwelling converted for more families which does not meet the requirements of lot area is forbidden in an R-.8 district.		
Section 14-2. Lot area for additional dwelling unit is insufficient.	1500 sf	0

Use would be consistent with adjacent properties and general residential character of the area. Recommend approval.

VOTED: In reference to Petition No. Z-3304, brought by Carmine and Angela Vano, 8 Adair Road, Brighton for a forbidden use and a variance for a change of occupancy from a one-family dwelling to a two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Use would be consistent with adjacent properties and general residential character of the area.

Z-3304
8 ADAIR RD.
(BRI.)

Board of Appeal Referrals 4/17/75

Hearing date: 5/6/75

Petition No. Z-3308
Bell Realty Trust
Joseph A. Bernardi, Trustee
218 Lincoln Street, Brighton
near Everett Street

7,450 square feet of vacant land - residential (R-.8) district.

Purpose: to erect two-story masonry structure for repair shop garage and professional offices.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 8-7. Professional offices are forbidden in an R-.8 district.		
Section 8-7. A repair shop garage is forbidden in an R-.8 district.		
Section 10-1. Accessory parking may not occupy any part of the required front yard in an R-.8 district.		
Section 14-2. Lot area for additional unit is insufficient.	1500 sf	490 sf
Section 15-1. Floor area ratio is excessive.	.8	1.1
Section 19-1. Side yard is insufficient.	10 ft.	0
Section 20-1. Rear yard is insufficient.	40 ft.	0

Proposed repair facility would be located on the first floor with offices for an attorney and engineer on the second. Commercial expansion into the residential area of this community is unwanted. Front yard parking and maneuvering on narrow Lincoln Street would be hazardous and would intensify existing acute traffic conditions. Recommend denial.

VOTED: In reference to Petition No. Z-3308, brought by Bell Realty Trust, 218 Lincoln Street, Brighton, for two forbidden uses and five variances to erect a two-story repair shop garage and professional office structure in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Further commercial expansion into the residential area of the community is unwanted. Front yard parking and maneuvering on narrow Lincoln Street would be hazardous and would intensify existing acute traffic conditions.

Z-3208
218 LINCOLN ST.
(S.I.)



Board of Appeal Referrals 4/17/75

Hearing date: 4/29/75

Petition No. Z-3309
Cotting School for Handicapped Children
241-247 St. Botolph Street, Boston
near Massachusetts Avenue

Three-story structure - general business (B-2) district.

Purpose: to erect covered walkway addition to school for handicapped children.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 20-1. Rear yard is insufficient.	12 ft.	1 ft.

Proposal would provide shelter for the children as they are being transferred from vehicles into the school. Violation would have no adverse effects.

Recommend approval.

VOTED: In reference to Petition No. Z-3309, brought by Cotting School for Handicapped Children, 241-247 St. Botolph Street, Boston, for a variance to erect a covered walkway addition to a school for handicapped children in a general business (B-2) district, the Boston Redevelopment Authority recommends approval. Violation would not have any adverse effect.

Z-3309

241-247 ST BOTOLPH ST.

(B. P.)



Board of Appeal Referrals 4/17/75

Hearing date: 4/29/75

Petition No. Z-3320
The Salvation Army of Massachusetts, Inc.
800 Shawmut Avenue, Roxbury
at Vernon Street

11,416 square feet of land - Model Cities area - local business (L-1) district.

Purpose: to erect two-story community center structure.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 11-2. The top of a sign attached parallel to a building may be no higher than the top of the sills of the first level of windows above the first story.		
Section 15-1. Floor area ratio is excessive.	1.0	1.07
Section 19-4. Side yard is insufficient.	11 ft.	0
Section 23-2. Off-street parking is insufficient.	92 spaces	3 spaces

In addition to the community center, the structure will house a chapel, an emergency center, and one apartment. The site is proximate to the Dudley Street MBTA terminal. Petitioner should make arrangements with adjacent facilities to provide off-street parking. Recommend approval with provisos.

VOTED: In reference to Petition No. Z-3320, brought by the Salvation Army of Massachusetts, Inc., 800 Shawmut Avenue, Roxbury, in the Model Cities area, for a conditional use and three variances to erect a two-story community center structure in a local business (L-1) district, the Boston Redevelopment Authority recommends approval provided that petitioner arranges with adjacent facilities to provide off-street parking and that plans be submitted to the Authority for design review.



Z-3320
800 SHAWMUT AVE.
(B. P.)

Board of Appeal Referrals 4/17/75

Hearing date: 5/6/75

Petition No. Z-3321
Trustees of Boston College
2603 Beacon Street, Brighton
near St. Thomas More Road

One-story structure - college complex - residential (R-.5) district.

Purpose: to erect one-story addition to field house—recreation facility.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 8-6. A change in a conditional use requires Board of Appeal approval.		
Section 16-1. Height of building is excessive.	35 ft.	45 ft.

The 325 ft. by 130 ft. extension would provide more area for recreational purposes. Proposal should have no adverse impact on the area and meets the requirements for conditional use. Recommend approval.

VOTED: In reference to Petition No. Z-3321, brought by the Trustees of Boston College, 2603 Beacon Street, Brighton, for a conditional use and a variance to erect a one-story addition to a field house—recreation facility in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Proposal meets conditional use requirements.

Z-3321
603 BEACON ST.
(BRI.)

